2022-014293 Klamath County, Oregon



12/15/2022 01:01:03 PM

Fee: \$87.00

AFTER RECORDING RETURN TO: STEPHANIE M. LOMMEN ATTORNEY AT LAW 2026 PACIFIC AVE. FOREST GROVE, OR 97116

NAME OF GRANTOR: CLARA T. JOHNSON, Trustee JOHNSON FAMILY TRUST PO BOX 331 FOREST GROVE, OR 97116

NAME OF GRANTEE AND SEND TAX STATEMENTS TO: DAVID L. JOHNSON PO BOX 937 FOREST GROVE, OR 97116

BARGAIN AND SALE DEED

CLARA T. JOHNSON, Trustee, of the JOHNSON FAMILY TRUST, dated October 25, 1994, and any amendments thereto, Grantor, hereby conveys to DAVID L. JOHNSON, Grantee, all of the Grantor's right, title and interest in and to the real property situated in Klamath County, Oregon and more particularly described as follows:

Lot 3, Block 84, KLAMATH FALLS FOREST ESTATES, Highway 66 Unit, Plat No. 4, as recorded in the office of the County Recorder of Klamath County, Oregon.

APN 3711-14-DO-3700

The property is free of encumbrances except for all covenants, conditions, restrictions and easements of record.

The true consideration for this conveyance is \$0. The purpose of this Deed is for estate planning purposes to transfer all of Grantors' right, title, and interest in the property described above to DAVID L. JOHNSON, the son of Lawrence and Clara Johnson.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE

LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-MENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTAB-LISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor:

Clara T. Johnson, Trastee of the

Johnson Family Trust

State of Oregon SS

County of Washington

This instrument was acknowledged before me on Dec. 9 Clara T. Johnson, Trustee of the Johnson Family Trust, as Grantor.

OFFICIAL STAMP STEPHANIE M. LOMMEN **NOTARY PUBLIC - OREGON COMMISSION NO. 1018810** MY COMMISSION EXPIRES NOVEMBER 04, 2025

Notary Public for Oregon